



OLD ROANOKE RANCH

31 +/- Acres | Denton County, TX

Listed at \$2,949,000

Description:

Bordered on two sides by over 2,400 acres of US Army Corps of Engineer Park property, this 31+/- acre Ranch, located less than 40 miles from Dallas and 20 minutes from Fort Worth in Denton County, provides water-rich living with abundant opportunities and unmatched privacy. Old Roanoke Ranch is a ruggedly beautiful recreational paradise for wildlife and equestrian enthusiasts. This private getaway is perfect for an exclusive family retreat, an equestrian heaven, or a future estate. Old Roanoke Ranch offers the peacefulness of rural living, while simultaneously offering convenience to the metroplex of DFW. This ranch is a must-see property with endless possibilities.

Location:

Located in South Denton County, TX, Old Roanoke Ranch is just under 40 miles from Dallas. The property is annexed into the beautiful town of Flower Mound with shops, grocery stores, and Byron Nelson High School less than a 15-minute drive away. The restaurants and shops of Southlake are under a 20-minute drive in the other direction. Grapevine Lake and Denton Creek, boasting 9 miles of equestrian trails, are just a short horseback ride or walk from the property. The property is centrally located 20 minutes away from both DFW Airport and Fort Worth Alliance Airport's private runway.

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House:

The property includes a 2,366 SQFT home featuring 3 bedrooms and 2.5 bathrooms. The home can be utilized as a full-time residence or the perfect destination for entertaining family and friends as a weekend retreat. The residence has a compound design, with two separate structures. The forefront of the home is the main living area. Here you will find a large open-concept design built for entertainment. It includes an updated kitchen, guest bathroom, and spacious main bedroom/bathroom. With a large island, ample cabinet space, a walk-in laundry room/pantry, a "pass-through" window that opens to the patio, and plenty of seating area, this room is perfect for entertaining guests. Steps away from the living area is the master suite. The private space has an ensuite master bath, walk-in closet, and French doors that lead directly onto the backyard patio. It is the perfect setting to take in the beautiful land while sipping on a morning cup of coffee. The second floor of the main home includes two spacious bedrooms with walk-in closets, plenty of storage space, and one bathroom.

The second structure on the property includes an oversized 6-car garage and the second level is currently being utilized as an apartment with one bedroom, a full bathroom, kitchen, and additional entertainment space. The apartment is approximately 1,400 SQFT and some of the best property views come from this vantage point. Here one can look out over the barn, equestrian paddock, and tree-lined pastures. It is the perfect place to watch the sunset over the property.

Around the Home:

Around the home, there are ponds, a chicken coop, a barn, and a plethora of cottonwood trees. The 10-stall barn (90' x 40') is just a stone's throw away from the main house and is equipped with two tack rooms and hay storage areas. In addition to the barn, the property includes a horse arena that can be used for horses as well as livestock.

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Land:

The Old Roanoke Ranch has approximately 31 acres of varied pasture, wooded areas, and tanks/ponds. Located near the property is Knob Hill Trail, perfect for an afternoon walk during sunset.

Water:

The on-property ponds and surrounding lakes are the crown jewel of this ranch. The ranch is located just a few minutes from Grapevine Lake and is adjacent to Denton Creek. This abundant water supply provides great year-round fishing opportunities and draws in plenty of wildlife and waterfowl. The home and headquarters are supplied with water from the paluxy aquifer.

Wildlife:

The property supports a healthy population of wildlife, including doves, deer, ducks, turkey, and hogs. With hunting and horseback riding readily available, Old Roanoke Ranch is a recreational heaven.

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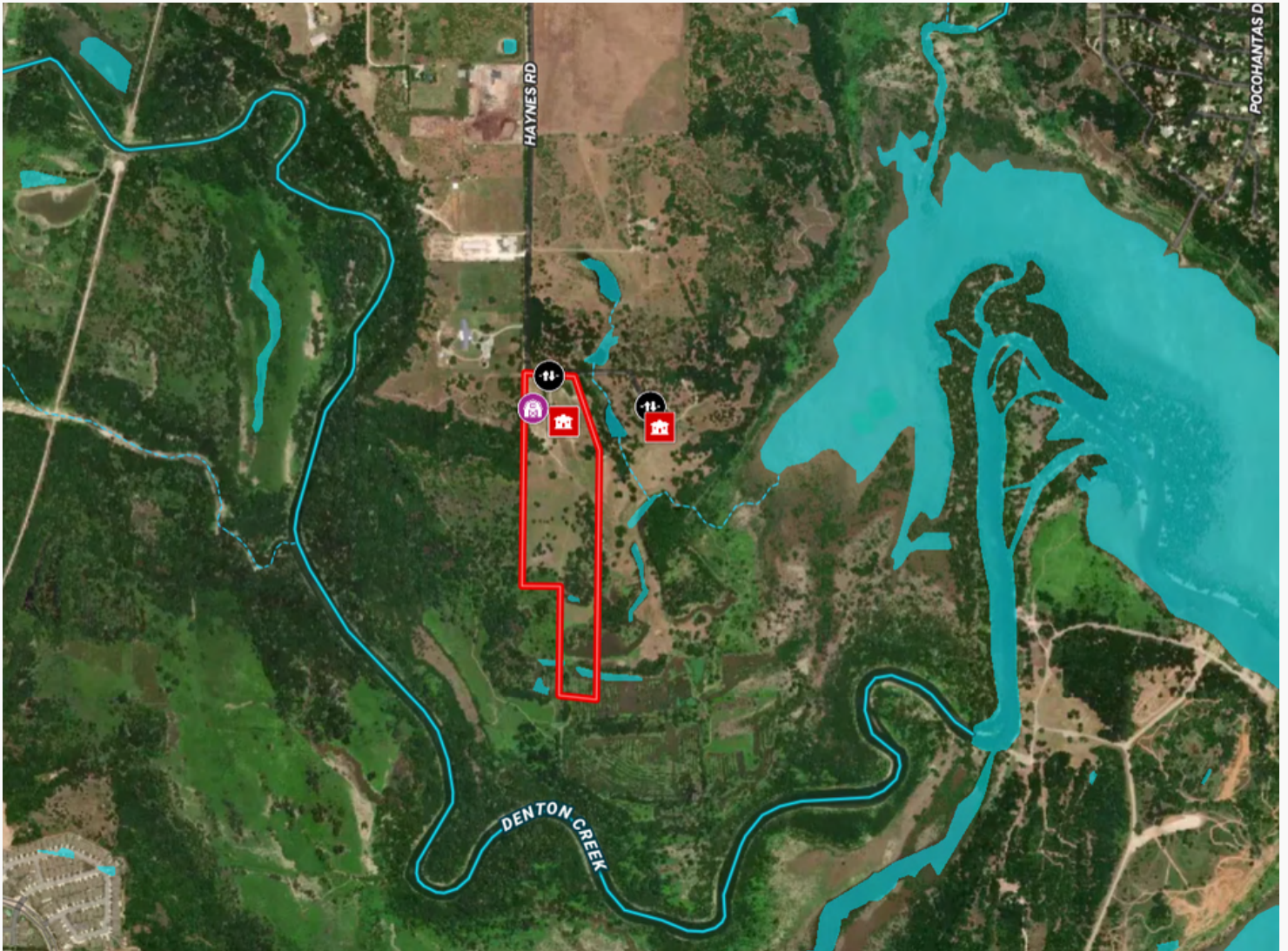
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